TOWN OF GILBERT DESIGN REVIEW BOARD REGULAR MEETING 50 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA JANUARY 16, 2014

BOARD PRESENT:

Chairman Bob Deardorff
Vice Chairman David Gibson
Board Member Brian Johns
Board Member Benjamin Palmer
Board Member Wahid Alam
Board Member Brian Andersen
Alternate Jason Watson

BOARD ABSENT:

Board Member Darrell Truitt

STAFF PRESENT:

Planning Manager Linda Edwards Principal Planner Catherine Lorbeer Senior Planner Al Ward Senior Planner Mike Milillo Planner Amy Temes Planner Nathan Williams Planner Curtis Neal

ALSO PRESENT:

Town Council Member Victor Peterson Recorder Margo Fry

I N D E X

PLANNER	CASE	PAGE	VOTE
MIKE MILILLO	DR13-33	2	APPROVED
AL WARD	DR13-36	2	APPROVED
AMY TEMES	ST13-16	3	APPROVED
AL WARD	ST13-18	3	APPROVED
NATHAN WILLIAMS	ST13-19	4	APPROVED
NATHAN WILLIAMS	ST13-21	4	APPROVED
NATHAN WILLIAMS	DR13-38	5	APPROVED

CALL TO ORDER

Vice Chairman David Gibson called the meeting to order at 5:35 P.M.

ROLL CALL:

DESIGN REVIEW BOARD 1-16-14 REGULAR MEETING Ms. Fry called the roll and a quorum was determined to be present.

APPROVAL OF AGENDA

No action was taken.

COMMUNICATIONS FROM CITIZENS

Vice Chairman David Gibson announced that at that time members of the public may comment on items not on the agenda. He stated that the Board's response was limited to responding to criticism, asking staff to review a matter commented upon or asking that the matter be put on a future agenda. He asked if there was anyone who would like comment on a matter that was not on the agenda.

No one came forward.

PUBLIC HEARING (CONSENT)

The following items are considered consent calendar items and may be approved by a single motion unless removed at the request of the Board for further discussion/action. Other items on the agenda may be added to the consent calendar and approved under the single motion.

Vice Chairman Gibson read the consent items.

DR13-33: TOP GOLF, LOCATED AT THE SOUTHWEST CORNER OF THE SANTAN FREEWAY AND RAY ROAD.

Approval of the findings of fact and approval of DR13-33, TopGolf: site plan, landscape plan, grading and drainage, building elevations, lighting, color and materials, and barrier fence for Top Golf, subject to the following conditions:

- 1. Approval of Design Review is contingent upon approval of zoning case Z13-28 and shall be null and void if zoning is not approved by Town Council.
- 2. Construction of the project shall conform to the exhibits approved by the Design Review Board at the January 16, 2014 public meeting.
- 3. The applicant shall revise the landscape plan and submit revised information to the planning staff expanding the landscape plan to incorporate a ½ acre wedge of Ray Road right-of-way at the northeast corner of the site, prior to submittal of construction documents.
- 4. The landscape improvements in the right-of-way shall be in place and installed per Town's approved plans, prior to issuance of a certificate of occupancy for this use (Top Golf).
- 5. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

DR13-36: BOULDER CREEK MEETING HOUSE, LOCATED NORTH OF THE NORTHEAST CORNER OF RECKER AND WARNER ROADS AT BLOOMFIELD PARKWAY.

Approval of the findings of fact and approval of DR13-36, Boulder Creek Meeting House; site plan, landscape, grading and drainage, elevations, lighting, colors and materials for new 19,422 sq. ft. building on approximately 4.95 acres, located north of the northeast corner of Recker and Warner Roads at Bloomfield Parkway, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay, subject to conditions;

- 1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the January 16, 2014 public hearing.
- 2. The parking lot light poles located along the north side of the site shall be limited to 14 ft. in height if located within 100 ft. of the property line of the Liv Northgate apartments to the north.
- 3. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

ST13-16: FULTON HOMES AT COOLEY STATION.

Move to approve the findings of fact and ST13-16: Fourteen new standards (The Reserve Plans, lots 1-190, 1677, 1806, 1866, 2412, 2663, 2707, 2751, 2974 and Union Pacific Plans, lots 191-397, 1985, 2099, 2150, 2240, 2380, 2512) by Fulton Homes on 397 lots (Lots 1-397) located in Cooley Station, subject to the following conditions:

- 1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
- 2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of January 16, 2014, subject to conditions.

A motion was made by Board Member Ben Palmer and seconded by Board Member Brian Johns to approve the Consent Agenda.

Motion carried 6-0

Chairman Bob Deardorff joined the meeting.

PUBLIC HEARING (NON-CONSENT)

Comments will be heard from those in support of or in opposition to an item. Anyone wishing to speak during that time or regarding any of the items on the public hearing must fill out a yellow slip and bring it to the front of the room. Once the hearing is closed there will be no further public comment unless requested by a member of the Board.

ST13-18: ADORA TRAILS PARCEL 7- 3500 SERIES BY TAYLOR MORRISON, SOUTH AND EAST OF THE SOUTHEAST CORNER OF ADORA BLVD AND RIGGS ROAD.

Senior Planner Al Ward stated that ST13-18 was previously presented at study session in December and this request was for 6 new standard plans. This phase was parcel 7 and was SF- 6 zoning. Mr. Ward displayed the site plan and noted that there were 1871 units. He noted that parcel 7 was at the Southeast corner of the site. The lots are 50 feet in width with a variety of lot sizes within parcel 7. Planner Ward commented that there were one and two-story plans and displayed the elevations. Per the request of the Board at the last meeting the applicant has modified the front elevations of specific plans. Each plan has three (3) distinct styles of Spanish, Ranch and Tucson. Floor plan options that affect the footprint of homes are generally limited to rear patio extensions and some front porch and garage depth extensions. The Spanish style includes stucco arch forms, shutters and decorative "canales," the Ranch contains stone veneer front wainscot and column bases and the Tuscan style has applied stone front wall and column areas, shutters and corbels. Building rooflines contain variations with full gable roof for the Spanish, gable and Dutch gable or clipped roof for the Ranch and full hip roof for the Tuscan plan. Planner Ward said that the Design Review Board had requested at the previous meeting that there were some variations of roofs so that they looked different from the front and that rear elevations were very similar and the applicant had responded by providing all of the plans with a full gable, full hip, and either a clipped gable or Dutch gable. After comments about the width of the column posts at the front, they have been upgraded to make sure that everything is a full 16 inches in width.

Vice Chairman Gibson said that in terms of plan 3526 he was concerned about the massing. At the entry porch, the gable at the left side of the garage, second floor, in the main gable are all exactly the same. The only difference in the Spanish is that further back on the gable it has a Dutch hip.

Board Member Palmer said that on plan 3523 the column massing all look good and well-balanced. He commented that the entry looked somewhat conflicted and how it was reaching down and meeting the roof line on the left side but not on the right side and on some other elevations it is reaching all the way through. He suggested that they pick one or the other to bring the roof line down. The gable extends down on the left side but not on the right side.

A motion was made by Board Member Brian Andersen and seconded by Board Member Brian Johns to Approve ST13–18.

Motion carried 7 - 0

Move to approve the findings of fact and ST13-18, Adora Trails Parcel 7, for 6 standard plans (Plans 3513, 3514, 3516, 3523, 3626 and 3636) by Taylor Morrison, located south and east of the southeast corner of Adora Boulevard and Riggs Road, and zoned Single Family-6 (SF-6) with a PAD overlay, subject to the following conditions:

- 1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
- 2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of January 16, 2014, subject to conditions.
- 3. These standard plans (Plans 3513, 3514, 3516, 3523, 3626 and 3636) are approved for Taylor Morrison in the Adora Trails Parcel 7 on 92 lots, where provided by the Lot Fit Analysis.

Vice Chairman Gibson announced that Chairman Deardorff would be conducting the remainder of the meeting.

ST13-19: MONTAVERDE BY TAYLOR MORRISON HOMES LOCATED AT THE NORTHEAST CORNER OF CONSTELLATION WAY AND COLDWATER BLVD.

Planner Nathan Williams stated that these were standard plans for Montaverde and were 54 lots which were zoned SF–10 on 27 acres. He noted that the plans were all one story and vary in square footage from 2700 ft.² to 3500 ft.² and area. The lots are 11,500 ft.² on average. The request was not seen presented at study session as staff was comfortable with the elevations which are Spanish, Tuscan and Ranch. Staff has addressed the comment to the applicant about varying the roof line between 2 of the elevations that were both Gables and the applicant has agreed to clip one of those Gables.

A motion was made by Board Member Wahid Alam and seconded by Board Member Brian Johns to approve ST13–19 subject to staff recommendations.

Motion carried 7 - 0

Move to approve the findings of fact and ST13-19: Montaverde, for four (4) new standard plans (plans 5079, 6001, 6011 and 6031) by Taylor Morrison Homes on 54 lots (Lots 1-54) located at the northeast corner of Constellation Way and Coldwater Blvd in the Single Family - 10 (SF-10) zoning district with PAD overlay, subject to conditions:

- 1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
- 2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of January 16, 2014, subject to conditions.
- 3. All standard plans shall adhere to the lot coverage and setback requirements stipulated by Ordinance No. 2424 (Z13-05) and any subsequent amendment that applies to this Planned Area Development and the provisions of the Land Development Code.

DESIGN REVIEW BOARD 1-16-14 REGULAR MEETING

ST13-21: YELLOW ROSE RANCH BY VIP HOMES, LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF LINDSAY ROAD AND WARNER ROAD.

Planner Nathan Williams stated that this was a request for standard plans for 29 lots which are zoned SF–D and the lots are 55 x 190 which are larger lots for SF–D. The product is 45 feet wide with two one story with basement plans and two 2 story plans, and the square footage ranges from 2700 to 3300 ft.² The three (3) unique architectural styles include Elevations A, B and C: Elevation A typically has gabled roofs, half-round windows and all stucco finish; Elevation B utilizes clipped rooflines, arched windows, and adds some stone veneer to the stucco finish; and Elevation C typically has hipped rooflines, more traditional windows, wider roof overhangs and more significant stone veneer. The proposed plans will have three (3) different garage door styles based on the architectural style elevations of the plan and will have 14 separate color/ material schemes available. Planner Williams noted that on plan 3136 applicant has agreed to enhance the front column overhang feature.

Vice Chairman Gibson said that typically the developer will bring in color schemes that will include the paint colors as well as the stone style and roof tile. They combine those as color schemes. In this particular instance that was not done. They have ample color combinations but they have not paired them up with roof tiles. Vice Chairman Gibson cautioned them as he had participated in other communities where it was left up to the homeowners to select the color combinations which many times were not ideal. Homeowners within the community had complained about that and the developer was asked to come back and put together the roof tile, colors and stone to create a particular scheme. Vice Chairman Gibson said that he did not think that there was anything in the ordinance to specifically state that they had to combine them; it was just a good idea.

Board Member Wahid Alam commented that some of the renderings color schemes almost look like a wash of one color with no contrast and that there was still an opportunity to create some excitement in the color as well. He asked if the applicant was doing anything special in terms of sound attenuation regarding the railroad tracks which were very close.

Chairman Deardorff commented that there was nothing that they were going to be able to do to attenuate the sound from those railroad tracks.

Board Member Alam said that he believed that you could mitigate. When you are 3 feet versus 300 feet or 3 miles it cannot be the same. He noted that for airline flights they all ask for 25 DB and a mitigation easement is created for a reason.

Board Member Palmer commented that there were several odd shaped lots that none of the product fit on and he was curious as to what the process was for those lots.

Planner Williams said that had been discussed with the applicant and they would have to come in with an additional plan and that they were even considering custom homes.

A motion was made by Vice Chairman David Gibson and seconded by Board Member Ben Palmer to approve ST13–21.

Motion carried 7 - 0

Move to approve the findings of fact and ST13-21: Yellow Rose Ranch, for four (4) new standard plans (plans 2708, 3120, 3136, and 3356) by VIP Homes on 29 lots (Lots 1-29) located north and east of the northeast corner of Lindsay Road and Warner Road, and zoned Single Family Detached (SF-D), subject to conditions:

- 1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
- 2. All standard plan elevations shall be built per exhibits approved by the Design Review Board as presented at the public meeting of January 16, 2014, subject to conditions.

3. All standard plans shall adhere to the lot coverage and setback requirements stipulated by Ordinance No. 1751 (Z05-30) and any subsequent amendment that applies to this subdivision and the provisions of the Land Development Code.

DR13-38: THE FALLS EVENT CENTER - SOUTHEAST CORNER OF QUINN AVENUE AND BASELINE ROAD.

Planner Nathan Williams displayed the site plan and noted that The Falls Event Center was on an approximately 6.6 acre site, located at the southeast corner of Quinn Avenue and Baseline Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. The applicant is proposing to construct two (2) separate buildings of approximately 13,500 sq. ft. each (total building area = 27,000 sq. ft.) for banquet facility/ event center uses. The proposed event center will have one (1) access point to the 6.6 acre subject site from Baseline Road. There is also a secondary egress point for customers/ site users on the southwestern portion of the site onto Quinn Avenue. There is a secondary access (ingress) point from Quinn Avenue to the west of the subject site for emergency access only. The Town Traffic Engineering Division has approved the submitted Traffic Impact Analysis and the overall access and circulation of the subject site. Planner Williams noted that 263 parking spaces have been proposed which is in excess of what is required. There is 42% landscaping. The comment was made at the previous study session that the Board would like to see access to the pedestrian connection where the fountain was located and where they will take pictures. A landscape island was removed at the entry so there would be better access for on-site cross traffic. Comments had also been made about the elevation of the roof pitch where it was suggested that it be lowered to a 5/12 pitch, however, the applicant states that the mechanical equipment will not be fully screened if they change the roof slope from a 6/12 pitch. All windows including upper story windows will have glazing, as well as interior shading treatments.

Board Member Andersen indicated the elevation and asked what the crane like structure was on the side of the building.

Planner Williams said that it was an entry feature that was part of their standard design.

A motion was made by Vice Chairman David Gibson and seconded by Board Member Brian Andersen to approve DR13–38 subject to staff conditions.

Motion carried 6 – 1

Aye - Chairman Bob Deardorf

Aye - Vice Chairman David Gibson

Aye – Board Member Ben Palmer

Aye - Board Member Brian Johns

Aye - Board Member Brian Andersen

Ave – Alternate Jason Watson

Nay - Board Member Wahid Alam

Approval of the findings of fact and approval of DR13-38, site plan, landscape, grading and drainage, elevations, lighting, colors and materials for The Falls Event Center on approximately 6.6 acre site, located at the southeast corner of Quinn Avenue and Baseline Road, zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

- 1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the January 16, 2014 public hearing.
- 2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

ADMINISTRATIVE ITEM

Minutes – Consider approval of the minutes of the Study Session and Regular Meetings of December 12, 2013.

A motion was made by Vice Chairman David Gibson and seconded by Commissioner Brian Andersen to approve the minutes of the Study Session and Regular Meetings of December 12, 2013.

Motion carried 7 - 0

COMMUNICATIONS

Report from the Chairman and Members of the Board on current events. No report was given.

Report from Council Liaison.

Town Council Member Victor Peterson said that there was an Audubon family bird walk at the Riparian on Saturday, January 18th and the Gilbert Art Walk was being held in the downtown area as well. The Gilbert Lions Club would be holding their Bluegrass Bash at Gilbert High School at 7:00 p.m. on Saturday the 18th. Dr. Martin Luther King Jr. day would be on Monday the 20th and there would be a celebration at the Higley Performing Arts Center from 8:00 a.m. to 11:30 a.m. He thanked everyone for their service and hard work.

Report from Planning and Development Services Manager on current events.

Planning Manager Linda Edwards stated that the Mormon Temple was now open to the public for tours. In the month of December the Town had 146 Building Permits issued and 1579 for the year. Ms. Edwards announced that this would be Senior Planner Al Ward's last Design Review Board meeting as he would be retiring in February. She thanked Mr. Ward for the tremendous amount of work that he had done for the Town and said that he would be greatly missed.

ADJOURNMENT

Chairman Deardorff asked if there was a motion to adjourn.

A motion was made Board Member Ben Palmer and seconded by Board Member Brian Andersen to adjourn the meeting.

Motion carried 7- 0	
Meeting adjourned at 6:20 p.m.	
Chairman Bob Deardorff	-
ATTEST:	
Recorder Margo Fry	- DESIGN REVIEW BOARD
	DESIGN KEVIEW BOAKD